



Priory Gardens, Birmingham B28 0TQ

welcome to

Priory Gardens, Birmingham

A beautifully presented two bedroom ground floor apartment offers spacious living in the popular residential area of Hall Green. The residence is an ideal opportunity for a First Time Buyer looking to get on the property ladder or for investment with close proximity to local amenities.

Agent Note

The council tax band is B

Entrance Porch

Open canopy porch with pillars to a secure communal access.

Entrance Hall

Door to side. Telecommunications, central heating radiator and access to two storage cupboards.

Lounge

15' 9" x 10' 1" (4.80m x 3.07m)

Double glazed window to front. Central heating radiator and electric fireplace.

Kitchen-Diner

15' 4" x 7' 3" (4.67m x 2.21m)

Obscure double glazed bow window to side and double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob & fridge-freezer). Extractor hood and space for free standing appliances (washing machine & tumble drier). Access to boiler, tiling to splash prone areas and central heating radiator.

Bedroom One

13' 7" to wardrobe x 11' 6" max (4.14m to wardrobe x 3.51m max)

Two double glazed windows to rear. Central heating radiator and built-in-wardrobe.

Ensuite

Low level toilet, hand wash basin with pedestal and shower cubicle. Central heating radiator and tiling to splash prone areas.

Bedroom Two

9' 8" x 6' 10" (2.95m x 2.08m)

Double glazed window to front. Central heating radiator.

Bathroom

Low level toilet, hand wash basin with pedestal and bath. Central heating radiator and tiling to splash prone areas.

Front Garden

Laid lawn with hedges and fencing and path to approach the complex.

Parking

Allocated space.





view this property online shipways.co.uk/Property/SLY110830



welcome to

Priory Gardens, Birmingham

- TWO BEDROOM GROUND FLOOR APARTMENT
- LOUNGE
- KITCHEN-DINER
- ENSUITE TO MASTER
- BATHROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/SLY110830



Property Ref:
SLY110830 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk